

Minutes of the Land Use, Parks and Environment Committee - March 16, 2004

The meeting was called to order at 8:30 a.m. by Chair Kolb.

Present: Chair Walter Kolb, County Board Supervisors Pauline Jaske, Scott Klein (arrived at 8:40 a.m.), James Jeskewitz, William Mitchell, Daniel Pavelko, Vera Stroud (arrived at 8:35 a.m.)

Staff Present: Legislative Policy Advisor Mark Mader, Legis. Associate Sandra Meisenheimer

Also Present: Parks and Land Use Planning & Zoning Manager Dick Mace, Parks System Manager Jim Kavemeier, Environmental Health Manager George Morris

Public Present: Gary Lake, Rick Czopp, John Schatzman, Scott Bence and Jack Shepherd all of whom were appearing in regard to the J.B.J. Development Company request in the Town of Brookfield

Approve Minutes of February 19 (*joint meeting*); March 2, 2004

Motion: Jeskewitz moved, second by Pavelko, to approve the minutes of 3/02/04. **Motion carried 5 – 0.**

Motion: Jeskewitz moved, second by Mitchell, to approve the joint meeting minutes of 2/19/04. **Motion carried 5 – 0.**

(Stroud and Klein arrived at the meeting)

Consider Proposed Resolution: 158-R-015 Year 2004 – Approval of Amendments to the Waukesha County Development Plan

Regarding J.B.J. Development Company in the Town of Brookfield, Mace said at the earlier joint meeting that there was a lot of discussion regarding the maximum number of dwelling units that the plan would allow. There was some debate and the tentative vote was 3–2 against the proposal as submitted. However, the Park and Planning Commission approved it during the earlier joint meeting on a 4–2 vote. After the meeting, Mace said he took it upon himself to contact the proposed developer and discuss with him what his alternatives may be and what he might consider in reducing the number of dwelling units. They did come back with a revised plan which some of the committee members have seen. The new layout includes dropping one 6-unit building from the site, and there is a much reduced retaining wall. The committee expressed their concerns over several issues and Jack Shepherd, Scott Bence, Gary Lake and John Schatzman also made public comments.

Mace said a new layout has been created which reduced the number of units from 48 to 42 and has 30% more open space, all of the primary environmental corridor is protected, existing terrain is utilized much better, and there is 900 feet less of road. Jaske said her concern is the zoning around the development.

Motion: Mitchell moved, second by Stroud, to amend No. 2 (line 53) on Page 2 of the ordinance and add “and shall contain no more than 42 dwelling units.” **Motion carried 7 – 0.**

Klein asked about No. 7 on Page 17 regarding the request by Tom Wolf of Applied Technologies in the Town of Vernon. Klein said putting the SDRI category right in the middle of all of the rural doesn’t look like very good planning to him. He would rather see Vernon have a formal plan, which says that’s what they want to do before we (the county) approve it, and then also incorporate the PUD as part of it. Mace said the Town of Vernon does have a plan. They modified their plan to accommodate this project, and this is reflected on Page 20 in the second paragraph. After some discussion, the committee made a motion.

Motion: Klein moved, second by Jeskewitz, to amend the ordinance and add No. 4 (line 128) on Page 3 as follows, “The lands to the west of this tract of land, south of Townline Road, east of Big Bend Road, and north of the Primary Environmental Corridor, which lies to the southwest of this subject property, shall be changed to the SDRI category, subject to the Town of Vernon Plan Commission and Town Board agreeing to amend their Land Use Plan to the Low Density Residential category (1.5 to 4.9 acres per dwelling unit) prior to this amendment taking effect.” **Motion carried 7 – 0.**

Motion: Pavelko moved, second by Jeskewitz, to approve Resolution 158-R-015. **Motion carried 7 – 0.**

Consider Proposed Resolution: 158-R-016 Year 2004 – Denial of Amendments to the Waukesha County Development Plan

Mace asked if there were any questions. There being none a motion was made to approve the denial of the amendments to the Waukesha County Development Plan.

Motion: Mitchell moved, second by Pavelko, to approve Resolution 158-R-016. **Motion carried 7 – 0.**

Consider Proposed Ordinance: 158-O-098 Amend the District Zoning Map of the Town of Mukwonago Zoning Ordinance by Conditionally Rezoning Certain Lands Located in Part of the SW ¼ of Section 10, T5N, R18E, Town of Mukwonago, Waukesha County, Wisconsin, from the SE Suburban Estate District to the R-1 Residential District (ZT-1504) – *Referred back to the Town of Mukwonago at the committee meeting of 11/18/03*

Mace stated this is one of the amendments from the Mukwonago area that was delayed because the committee wanted the change to go through in the proper sequence.

Motion: Mitchell moved, second by Klein, to approve Ordinance 158-O-098. **Motion carried 7 – 0.**

Environmental Health Division Program Summary

Morris reviewed the summary of statistics with the committee and covered the following areas: Sanitary Permits by System Type 1992-2003, Number of Sanitary Permits Issued by Municipality for 2003 (Total of 848 Sanitary Permits Issued), Preliminary Site Evaluations 1996-2003, Bacteriological Water Sample Submissions 1996-2003, Laboratory Test Results (Public/Private Samples) in 2003, Bacteriological Results of Environmental Health Division Laboratory in 2003 (Total of 1,938 Samples), Number of Licenses Issued by Facility Type in 2003, Inspection and Consultation Totals for 1,631 Licensed Establishments in 2003, Humane Animal Program 1997-2003, Environmental Health Division Revenues 1995-2003, Number of Site Assessments Performed in 2003, and Regulatory Reporting Completed in 2003.

Consider Proposed Ordinance: 158-O-148 Smart Property Acquisition in the Town of Mukwonago

Kavemeier distributed a packet of information on the Smart property acquisition and proceeded with a power point presentation. The property size is approximately 30 acres, and the proposed purchase price is \$288,750 or \$9,625 per acre.

Motion: Klein moved, second by Jeskewitz, to approve Ordinance 158-O-148. **Motion carried 7 – 0.**

Motion to adjourn: Jaske moved, second by Jeskewitz, to adjourn the meeting at 10:57 a.m. Motion carried 7 – 0.

Respectfully submitted,

Pauline T. Jaske
Secretary

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